Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2/15 COIMADAI COURT MORNINGTON VIC 3931

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$595,000	&	$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$752,500	Property type	Unit	Suburb	Mornington
Period-from	01 Aug 2022	to	31 Jul 2023	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* ~~These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

Address of comparable property	Price	Date of sale
28 TARANNA STREET MORNINGTON VIC 3931	$625,000	08-Jul-23
12 WARUKA COURT MORNINGTON VIC 3931	$650,000	20-May-23

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

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OBrien Real Estate
Daniel Gatt
M 0422 897 240
E daniel.g@obre.com.au



28 TARANNA STREET MORNINGTON VIC 3931

3 1 1

Sold Price RS **$625,000** Sold Date **08-Jul-23**

Distance **0.67km**



12 WARUKA COURT MORNINGTON VIC 3931

3 1 1

Sold Price RS **$650,000** Sold Date **20-May-23**

Distance **0.77km**

RS = Recent sale **UN** = Undisclosed Sale

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